



An outstanding penthouse mansion apartment with roof terrace

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The Mansion
Kingswood Warren Park
Kingswood
KT20 6AD

Kingswood Village around a mile
Reigate 4 miles Epsom 4 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

Created by Octagon in a magnificent Victorian Gothic mansion, this outstanding penthouse apartment is one of the largest and features a superb roof terrace.

Luxuriously appointed and beautifully presented, the property is set in secure parkland grounds at the heart of the exclusive Kingswood Warren.

Offers in Excess of £1.5 million

View by appointment please, exclusively through
Richard Saunders and Company
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- Communal Vestibule, Hall and Lift ■ Entrance Hall ■ Cloakroom
- Sitting – Dining Room ■ Kitchen – Breakfast – Family Room ■ Roof Terrace
- Principal Bedroom Suite with ensuite Bathroom
- 2 Further Bedroom Suites, each with ensuite Shower Rooms
- Extensive Cellar Store Room
- Secure underground Garage with two private bays ■ Further Store Room
- Gated Driveway with extensive visitor parking
- Some 19 Acres of Parkland Grounds



This landmark Victorian Gothic mansion was built for Thomas St Leger Alcock in 1837 and for a century was home to several distinguished families including those of the MP Henry Orme Bonsor and later Joseph Rank, founder of the milling empire. Later used as a girls' finishing school, hotel and offices, the house was for some sixty years the home of the BBC Research and Development department. Acquired by prestigious house-builder Octagon in 2011, the mansion was converted into eight luxurious and unique apartments set in 19 acres with 5 acres of formal communal gardens.

This unique home is the largest penthouse, spacious and bathed in natural light, and including many character features throughout. The impressive sitting – dining room has a South aspect and the fully integrated kitchen – breakfast room has French doors leading out onto the large roof terrace – a perfect space to entertain, or simply to enjoy the tranquility. There are three double bedrooms each fitted with wardrobes and served by a luxury ensuite.

The property comes with a wealth of storage having an extensive private cellar and further store in the secure, underground garage where there are two large parking bays. Kingswood Warren Mansion is encompassed by parkland communal grounds, shared with the prestigious detached houses and with secure gated entrances. An interior viewing of this exceptional apartment is essential.





Set at the heart of the gated Kingswood Warren Park, the property enjoys privacy and security whilst also offering remarkable accessibility to all the needs of modern life.

Kingswood Village is just over half a mile away and offers a local shop, restaurants, a café and the Kingswood Arms pub and the station provides commuter rail services to London Bridge and Victoria.

The A217 gives an arterial route to London and just 2 miles away the M25 at Reigate Hill (Junction 8) brings both Gatwick and Heathrow airports and several coastal ports within easy reach. Reigate, Epsom and Banstead Village are each within a short drive and have excellent local shopping.

This part of the Surrey Downs has many venues for sport, leisure and cultural pursuits and these include Kingswood's two golf courses and tennis club, nearby Walton Heath and Epsom RAC golf clubs, theatre and cinema at Epsom and Reigate, many fine restaurants and pubs and several gyms.

The outstanding natural beauty of Walton Heath, Banstead Woods and Reigate Hill are also nearby.



The many features of this fine home include:

- Impressive sitting – dining room with vaulted, beamed ceiling and contemporary gas fire
- Bespoke fitted contemporary kitchen with granite surfaces and featuring a central lantern
- High quality Miele integrated appliances
- 23' x 19'7 roof terrace with kitchen area
- Three double bedroom suites, each with luxurious bathroom or shower room
- Extensive cellar storage
- Gas-fired underfloor heating and pressurised hot water system
- Every room is bathed in natural light
- Secure, gated underground garage for two cars and further store room
- Communal park grounds
- Exclusive Kingswood Warren location

Tenure: Leasehold 999 years from 2011
(The Freehold is owned jointly by all residents)

Service Charge: £14,700 p.a. approx

Local Authority:
Reigate and Banstead Borough Council

Council Tax Band: H

All mains services
To the best of our knowledge on production of this brochure

TOTAL FLOOR AREA

2,397 SQ FT / 222.6 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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